

# ARCHITECTURAL REVIEW BOARD

June 10, 1986

MEMBERS PRESENT: Paul Cable  
Stewart Harrod  
Jouett Sheeting  
Richard Taylor  
Norm Dooley

There being a quorum, the meeting was called to order by Chairman Cable.

A motion was made by Mr. Harrod to approve the minutes of the May 13, 1986 meeting as received. Mr. Sheeting seconded the motion which was approved unanimously.

Under Old Business, The Frankfort Publishing Company requests approval for the demolition of the structure located at 329 West Main Street. This request was continued from the May 13, 1986 meeting. Mr. Randy Shipp, City Main Street Manager, stated that Mr. Al Dix, Publisher of The State Journal; Terry J. Repak and Dale Oagle, architects; and Sam McNamara, attorney for The Frankfort Publishing Company were present. Mr. Cable, Chairman, read a synopsis of last month's meeting concerning this request to bring any interested parties and the board members up to date. Mr. Cable also cited the four guidelines for demolition found in Section 17.103A, 17.103B, 17.103C and 17.103D.

Mr. Al Dix stated that he had asked Mr. Repak and Mr. Oagle to help him find a compromise, within a reasonable cost. Mr. Dix further stated that two estimates had been arrived at being \$146,000 (front walls) and \$149,000 (front and west walls). He also stated that for this price he could buy much needed equipment. Mr. Dix stated that the Frankfort Publishing Company would stay at this location for a long period if their request for demolition was granted.

Mr. Pat Kennedy, a local resident, spoke against the demolition of this property.

Mr. Bill Scott, Historic of Frankfort, addressed the Board and stated that he would discourage the Board from approving this request. Also, Mr. Larry Moore, Historic of Frankfort, also spoke against demolition of the building.

Following a lengthy discussion, the Board went into a closed session to discuss the issues. After this, Mr. Dooley made a motion that the property located at 329 West Main Street be issued a Certificate of Demolition based on the following facts that have to be considered: (1) Architectural significance; (2) Physical condition; (3) Renovation; and (4) Usefulness and economic return. Mr. Taylor seconded the motion. Those voting in favor of the motion were Mr. Harrod, Mr. Dooley and Mr. Sheeting. Mr. Taylor and Mr. Cable voted no. The motion was approved (3-2).

The first item under New Business was a request from Mr. Robert Semones for the establishment of setbacks for the subdivision and consolidation of the properties located at 422 Murray Street and 222 East Campbell Street. Mr. Randy Shipp gave the staff report and read Section 4.414 which is applicable to this request. There have been no comments received against this request.

Mr. Semones was present to answer any questions. He stated that he would not build anything on this property. After further discussion, Mr. Doley made a motion to grant this application. Mr. Harrod seconded the motion which was approved unanimously (5-0).

The second item on the Agenda was a request from Mr. William Perkins for the establishment of setbacks for the subdivision and consolidation of the properties located at 211/213 West Todd Street and 208 New Street. Mr. Shipp gave the staff report and read the applicable guideline as set forth in Section 4.414. He also stated that Mr. Perkins owns both parcels of land involved in this request. There have been no comments received against this request.

Mr. Bill Greene, representing the applicant, was present to answer any questions.

Mr. Sheeting made a motion to grant a Certificate of Appropriateness for the establishment of setbacks for the subdivision and consolidation of the properties located at 211/213 West Todd Street and 208 New Street. Mr. Dooley seconded the motion which was approved unanimously (5-0).

The next item on the Agenda was a request from Mr. Bill May for the establishment of setbacks for the consolidation of the properties located at 212/214 and 216/218 New Street. Mr. Shipp gave the staff report and read Section 4.414 which is applicable to this request. He also stated that the only construction planned on this site would be to provide parking for the existing duplex and this would have to comply with specific requirements before it could be constructed.

Mr. Bill May and Mr. Bill Greene were present to answer any questions.

Mr. Harrod made a motion to approve this application. Mr. Sheeting seconded the motion which was approved unanimously (5-0).

The next item of business was a request from Crumbaugh Properties, Inc. for the approval for the exterior remodeling of the structure located at 101 East Main Street which includes the installation of new windows and the construction of a green house. Mr. Shipp gave the staff report and read Sections 17.102C, 17.102D, 17.102E, 17.102F and 17.102H which apply to this request.

Mr. Dave Hall was present to answer any questions. Mr. Hall stated that the green house would be used only to display flowers and not to sell them.

After further discussion, Mr. Sheeting made a motion to grant a Certificate of Appropriateness for this request, including the demolition of two existing buildings, one located near the front and one in the rear of the building. Mr. Harrod seconded the motion which was approved unanimously (5-0).

The next item for discussion was a request from the First United Methodist Church for the construction of a two car garage to the rear of the property

located at 207 Washington Street. Mr. Shipp presented the staff report and read the applicable guidelines found in Sections 17.101A, 17.101B, 17.101C, 17.101D, and 17.101E. He stated that the proposed garage will be one story tall and constructed of blocks and faced with brick and utilitarian in design. There have been no comments received against this request.

Mr. Dooley made a motion to approve this application. Mr. Sheeting seconded the motion which was approved unanimously (5-0).

The next item of business was a request from the First United Methodist Church for the approval for exterior remodeling of the structure located at 320 Wapping Street, which work includes the construction of a new porch. Mr. Shipp presented the staff report and stated that this remodeling had been approved on March 11, 1986 which consisted of a covered slab that was similar in styling to the existing front porch.

Mr. Wood, representing the Church, and Mr. Granville Coblin, architect, were present to answer any questions. Mr. Wood stated that this new proposed construction would be approximately 9.5 feet wide and project 5.5 feet from the building and would match the existing cover on the side of the building.

Mr. Bill Scott, Historic of Frankfort, stated that there would be four different styles if this was approved and requested that this not be approved.

After much discussion, Mr. Sheeting made a motion to approve this request but that the construction be sized down to 4.6' by 6.6' and to include a glass dorr that is a replica of the door on the side of the building. Mr. Harrod seconded the motion which was approved unanimously (5-0).

The next item for discussion was a request from the First Corinthian Baptist Church for the approval of exterior remodeling of the structure located at the intersection of East Second and Murray Streets. The proposed work includes the installation of a handicap ramp and enlarging one door. Mr. Shipp gave the staff report and stated the applicable guidelines, Sections 17.102E and 17.102H. He also stated that this construction would include a handicap ramp.

Mr. Brooks Giles, representing the Church, and Mr. Granville Coblin, architect, were present to answer any questions. Mr. Giles stated that the proposed construction will be faced with brick to match that of the existing building.

Mr. Dooley made a motion to approve this application. Mr. Harrod seconded the motion which was approved unanimously (5-0).

The eighth item for discussion was a request from Gary and Leah Faulkner for the exterior remodeling of the structure located at 120 West Campbell Street. The proposed work includes the application of artificial siding and the removal of the front porch (which has already been removed). Mr. Shipp gave the staff report and stated that Sections 17.102A, 17.102B, 17.102F were the applicable guidelines. He also read a letter from Mr. E. Gaines Davis, Jr., which opposed the removal of the front porch. There have been no other comments received against this request.

Mr. Gary Faulkner was present and stated that he had propped the front porch up to work on it and it started pulling away from the house, the roof

was completely deteriorated and, therefore, he removed the porch for safety reasons. He further stated that if the porch had fallen it would have hit the sidewalk. He also stated that he has chosen River City Aluminum Company to apply the vinyl siding.

Mr. Bill Scott, Historic of Frankfort, informed the Board that the house in question is possibly the oldest house in South Frankfort, belonging to John Campbell for whom Campbell Street was named. Mr. Scott also stated that the porch should be put back.

After further discussion, Mr. Sheeting made a motion that a Certificate of Appropriateness be issued for the application of vinyl siding for the property located at 120 West Campbell and that the contractor conform to the guidelines that have been set forth on the application of siding in South Frankfort. Mr. Harrod seconded the motion which was approved unanimously (5-0). It was further stated that Mr. Faulkner establish costs for the construction of the original porch and also cost for several alternatives for a porch and bring this information back to the board to be acted on.

The next item of business was a request from Mr. Gordon Taylor for the demolition of the structure located at 412 Wapping Street, known as the Todd-Lindsay House. Mr. Shipp gave the staff report and read Sections 17.103A, 17.103B, 17.103C, 17.103D, which are the guidelines for demolition requests. He also stated that the subject property is located on a prominent corner in the Corner-In-Celebrities Historic District. Mr. Shipp further stated that in November, 1978 a fire almost completely destroyed the structure, leaving only a shell. He also noted that no comments against this request had been received.

Mr. Gordon Taylor was present to answer any questions. He stated that the rehabilitation of the Todd-Lindsay House could cost as much as \$1,800,000. He further stated that he intended to build about five townhouses that would blend with the surrounding residences.

Mr. Bill Scott, Historic of Frankfort, stated that if the demolition was approved he would like to see some of the parts used from the house.

Mr. Granville Coblin, a nearby resident, stated he was not against the demolition but was concerned about what was going to replace it. Also, a representative from the Colonial Dames expressed their concern about the scale of what goes in there and the architectural style of the replacement.

Mr. Pat Kennedy expressed his opinion that as many parts as possible should be used from the existing house.

Following a lengthy discussion, the Board went into a closed session. After this, Mr. Sheeting made a motion for issuance of a Certificate of Appropriateness for the demolition of the Todd-Lindsay House based on the finding of facts: (1) Due to a devastating fire the character of the building has changed, and due to neglect and weather the architectural status has diminished; (2) Partially destroyed but stabilized and imposes a potential safety hazard to the community; (3) The Board is accepting the cost of renovation of the structure from the survey provided by Gary Scott, done in the Spring of 1985, sponsored by Historic of Frankfort and partially paid for by a grant to the Kentucky Heritage Council,

and also the Board recognizes that if these current costs were presented today they would possibly be more than presented at that time; and (4) Due to fire damage, use of the building is impossible. Without tremendous financial investment there can be no return at the present time according to the report presented by Gary Scott. It is further noted that the planning staff will assist in finding a qualified source to gather information and documents relative to the structure with no cost to the owner and that Mr. Taylor could not start demolition procedures until July 1, 1986. Mr. Harrod seconded the motion. Those voting in favor of the motion were Mr. Sheeting, Mr. Harrod, Mr. Cable and Mr. Dooley with Mr. Taylor abstaining. The motion was approved (4-0).

The last item on the agenda was a request from Ms. Mattie Brooks for the demolition of the structure located at 315 East Third Street. Mr. Shipp stated that this building collapsed on May 29, 1986 and because of the danger it was presenting to the adjacent buildings, the City had to come in and complete the demolition job.

Mr. Sheeting made a motion to approve the actions of the City. Mr. Harrod seconded the motion which was approved unanimously (5-0).

Mr. Dooley made a motion to adjourn. Mr. Harrod seconded the motion.

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Paul Cable, Chairman